

Recorded at _____ o'clock _____ M.,

Reception No. _____ Recorder

ABSTRACT OF LEASE

AS - DALLWORTH
PARK ADDITION
BLK A L+15 THRU 20

The property described as: **Vista Verde Apartments, 2377 Dalworth Street, Grand Prairie, TX 7505075050** and further described on attached exhibit "A" (the "Residential Complex") is subject to a Lease between FKS, Inc. DBA Commercial Equipment Company, Ltd. ("Lessee") and **Inyang Enterprises LLC** ("Lessor") of the premises described as **One (1)** area(s), designated laundry room(s), each containing approximately **200** square feet (the "Leased Premises"). Under the Lease, commencing on/upon machine installation:

1. Lessor leased to Lessee exclusively the Leased Premises for a term not less than three nor more than twenty years. The Lease is automatically extended for additional successive terms equivalent to the original term of the Lease unless terminated by either party by Certified Mail at least ninety (90) days prior to the expiration of the then current term. Lessor agreed to make any sale or conveyance of the Residential Complex subject to the Lease. The Lease runs with the land and is binding upon and inures to the benefit of the Lessor and Lessee, their respective personal representatives, heirs, grantees, successors, assigns, or transferees. In the event of an action or proceeding under the Lease, the prevailing party is entitled to recover its costs, including reasonable attorney and expert fees.
2. Lessor granted to Lessee the exclusive right of possession to occupy and use the Leased Premises as common laundry facilities, which are to be the sole and exclusive common laundry facilities in the Residential Complex. Lessee has the right of ingress and egress through the Residential Complex to the Leased Premises and is entitled to the quiet and peaceful enjoyment thereof. Lessor agreed to grant the occupants of the Residential Complex the free and unobstructed access to the Leased Premises during normal and reasonable hours for the purpose of using the laundry facilities operated by Lessee in the Leased Premises.
3. Lessor agreed to provide, without additional charge, janitorial services; proper security for user safety; sufficient floor drainage; adequate and operational hot and cold water, electricity, gas, sewer, ventilation, and heating; and such other facilities that may be required for the efficient operation of the Leased Premises. Lessor agreed to keep the Leased Premises in a safe condition free of debris and hazardous material. Lessee is not liable for injury or damage resulting from Lessor's failure to perform its obligations under the Lease.
4. If the Lease is an extension of a previous tenancy, whether by extension of an existing form of, or by executing a new form of lease, Lessee's possessory and leasehold rights relate back in time to the first date of its tenancy. At the termination of the Lease, Lessor may remove all laundry equipment and fixtures which may have been installed or supplied by it at the Leased Premises, it being understood that title to laundry equipment and fixtures remain with Lessee at all times, whether the same or any parts thereof be affixed to the realty.
5. All notices and demands to be served upon either party must be served in writing, by Certified Mail, Return Receipt Requested. The Lease is available to persons with a legitimate interest in the Residential Complex by contacting Lessee.
6. The Lease controls in the event of a conflict between this Memorandum and the Lease.

Lessee:

COMMERCIAL EQUIPMENT COMPANY, DBA Commercial Equipment Company, 15551 Wright Brothers, Addison, TX 75001-972-991-9278

By _____

Philip Webster

Title _____

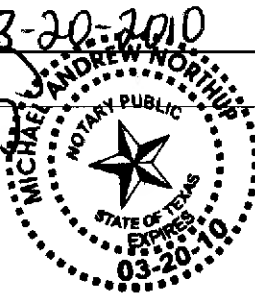
STATE OF TEXAS)

COUNTY OF DALLAS) ss

The foregoing instrument was acknowledged before me this 6th day of March, 2009, by **Philip Webster**, a(n) Authorized representative of FKS, INC., DBA COMMERCIAL EQUIPMENT COMPANY

My commission expires 3-20-2010

Notary Public



Lessor:

Inyang Enterprises, LLC

By _____

Print Name **Ambrose O. Inyang**

Title **Managing Member**

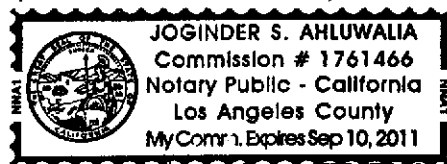
STATE OF CALIFORNIA)

COUNTY OF Los Angeles) ss

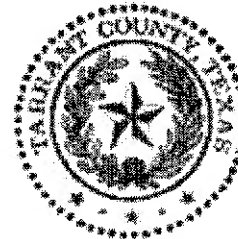
The foregoing instrument was acknowledged before me this 3rd day of March, 2009, by a(n) of Ambrose O. Inyang

My commission expires _____

Notary Public



When recorded, return to: Commercial Equipment Company ♦ 15551 Wright Brothers ♦ Addison, TX 75001



COMMERCIAL EQUIPMENT CO
15551 WRIGHT BROTHERS

ADDISON TX 75001

Submitter: COMMERCIAL EQUIPMENT CO

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 03/20/2009 10:24 AM
Instrument #: D209076034
J 2 PGS \$16.00

By: _____



D209076034

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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